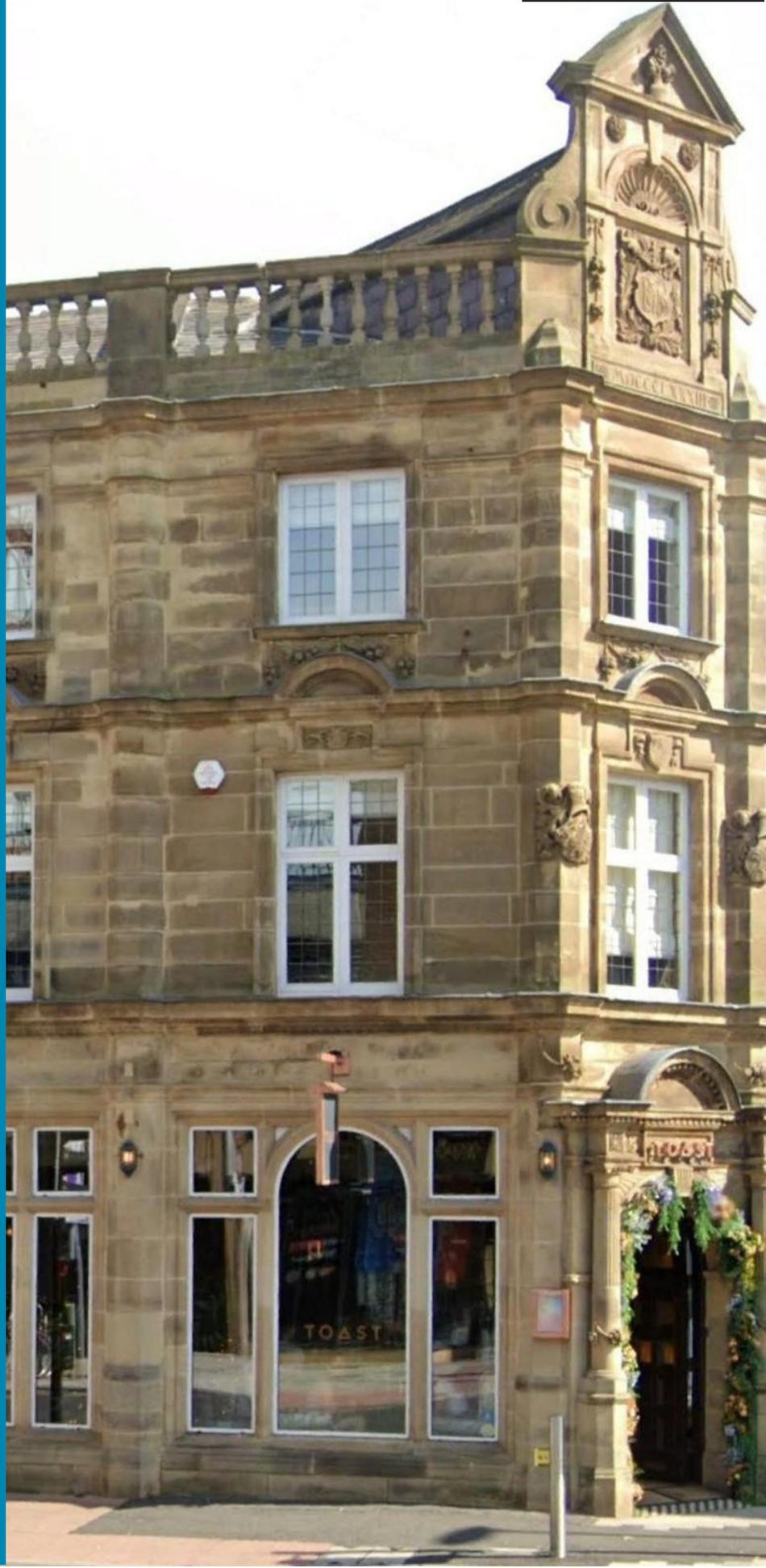




TRAFFORD  
COUNCIL

# Consultation Draft SPD8

## List of Local Heritage Assets



**GMAAS**  
Greater Manchester Archaeological Advisory Service

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## **1. Introduction**

- 1.1 This Supplementary Planning Document (SPD) has been prepared by Trafford Council as part of its planning policy framework. It supplements Policy JP-P2 from Places for Everyone (2024) and Policy R1 from Trafford Core Strategy (2012). The policy context for this SPD is outlined in the 'Planning Policy Context' section of this SPD.
- 1.2 A Supplementary Planning Document (SPD) provides further details on specific policies in Trafford's adopted Local Plan: Core Strategy (2012) and Places for Everyone (2024). It forms part of the package of Local Development Documents (LDDs) which comprise the Trafford Local Plan, required under the Planning and Compulsory Purchase Act 2004 (as amended under the Localism Act 2011). It is a material consideration in the determination of planning applications and assists the Council in securing local and national objectives in respect of sustainable development.
- 1.3 This SPD comprises an overarching statement setting out the significance of the historic environment in Trafford and the purpose of the List of Local Heritage Assets (Local List). The document also includes the adopted selection criteria for identifying non-designated heritage assets; the procedure to revise the Local List; and guidance on works to non-designated heritage assets.
- 1.4 The SPD was adopted on xxxx
- 1.5 The historic environment of Trafford incorporates a diverse range of heritage assets, which make a major contribution to the attractiveness and local distinctiveness of the borough. Some of these heritage assets have already been identified as demonstrating a level of significance that justifies special protection through their formal designation as listed buildings, conservation areas, scheduled monuments or registered parks and gardens. A number of non-designated heritage assets are already identified in planning documents such as the Council's Conservation Area Appraisals and Management Plans (SPD 5) where these are landmark buildings and / or positive contributors in a conservation area.
- 1.6 In addition to these statutory designations, local planning authorities may also formally identify heritage assets that make a significant contribution to the character and local distinctiveness of an area through local listing, plan making or on a case-by-case basis during the planning process (Annex 2 of the National Planning Policy Framework). These are referred to as non-designated heritage assets. Non-designated heritage assets are "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in

planning decisions, but which do not meet the criteria for designated heritage assets” (Paragraph: 039 Planning Practice Guidance). For heritage assets that are non-designated, the creation of a list recognises heritage assets which are considered by the Council to be of local significance.

- 1.7 The Local List is a formal record of non-designated heritage assets that do not meet the criteria for being statutorily listed, but are nevertheless judged to be of local heritage significance. These heritage assets make a positive contribution to the character of an area and add to the sense of place. Inclusion on the Local List provides a sound, consistent and accountable means of identifying and publicising non-designated heritage assets to ensure good planning of the area and to the benefit of owners and developers in order to understand local development opportunities and constraints. Local planning authority decision-making concerning non-designated heritage assets will therefore benefit in clarity and transparency from the preparation and publication of a list of local heritage assets.
- 1.8 The Local List comprises many different types of heritage assets that make up our historic environment, including buildings, monuments, structures, sites, places, landscapes, public art or street furniture. Together, these assets contribute to local character and distinctiveness of Trafford.
- 1.9 The Local List is intended to be a resource for owners, developers, officers, Council Members and any organisations or infrastructure providers whose work may affect them; and for any person, group or organisation interested in the heritage of the Borough.
- 1.10 The Local List itself is a separate register comprising of a set of documents, which are not adopted within the SPD. This allows the Council to update the Local List as necessary, outside of the SPD process.
- 1.11 Further information on Local Lists is available on Historic England’s website and in Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (2nd edition). The formulation of a Local List is promoted by Historic England’s guidance on Local Heritage Listing. The procedure for identification, consultation, validation and adoption set out in the document has provided the framework for Trafford’s List of Local Heritage Assets.

## **2. Trafford’s Heritage Context**

- 2.1 Trafford’s historic environment incorporates a diverse range of heritage assets from medieval villages, engineering achievements, fine suburban villas combined with a rich history of association with notable residents, sports and recreation. A Local List provides an exciting opportunity for the local

community to get involved and identify those heritage assets which make a significant contribution to the diverse character and local distinctiveness of the borough.

- 2.2 The Metropolitan Borough of Trafford lies directly to the southwest of Manchester City Centre and is bounded by the Manchester Ship Canal to the north and west, and the River Bollin to the south. The River Mersey flows through the borough in an east-west direction, separating the historic counties of Lancashire and Cheshire. Within the borough lie the settlements of Stretford, Sale, Altrincham, Old Trafford, Partington, Carrington, Urmston, Flixton, Timperley, Hale, Hale Barns, Dunham and Warburton.
- 2.3 Trafford occupies an area of river basins, low-profiled terraces or ridges and extensive peat deposits resulting in characteristic historic mosslands. Where underlying sandstones were exposed, they were quarried in historic and modern times. This stone was used for plinths for timber-framed and brick houses in the locality, as well as in the striking boundary walls within the Victorian and Edwardian villa suburbs across the Borough.
- 2.4 The principal route through the district was the road from the legionary fortress at Chester to the fort at Manchester. This route is still in use today as Chester Road (A56), a prominent feature in the modern landscape. There are a number of medieval villages at Bowdon, Dunham, Stretford and Warburton. Of these Dunham, the baronial seat of Hamo de Mascy in 1173, had a castle and has the only deer park to have survived in Greater Manchester. Remnants of deer parks remain at Warburton, Hale and Old Trafford. In 1290, a market charter was granted for Altrincham, a medieval planned town and borough. Burgage plots have shaped the urban landscape of the town, which continued to expand during the Georgian period.
- 2.5 A predominantly agricultural landscape, massive industrialisation did not occur in Trafford until the late 19th century. Horticulture, including orchards, was a defining land use and still evident today. Home textile industries, masonry, brick-making and small-scale workshops remained significant until the mid-19th century. Altrincham and Old Trafford developed extensively at this time with workers' housing and large grid iron developments. The introduction of various transport systems in the 18th and 19th centuries transformed Trafford from a rural to an urban society. The Bridgewater Canal [1759-76] established industry at Broadheath later expanded as an industrial park by the Earl of Stamford.
- 2.6 Trafford's main settlements owe much of their character to suburban growth of the 19th and 20th centuries. The construction of the Manchester, South Junction and Altrincham Railway [1849] created new suburbs for the middle classes of Manchester with the construction of villa-type houses centred around railway stations. There are many fine residences constructed from

slate, sandstone, terracotta, red brick and the distinctive Bowdon 'white brick'. A number are by renowned architects including Edgar Wood, Henry Goldsmith, Charles Heathcote and John Douglas.

- 2.7 The Manchester Ship Canal was one of the greatest engineering achievements of the industrial period. Opened in 1894, it allowed sea-going vessels to dock at Manchester. The canal and its docks and wharfs are prominent features in the Trafford landscape. The Ship Canal facilitated Trafford Park established on former ancestral parkland of the de Trafford family. Trafford Park was the first planned industrial estate in the world and the largest in Europe. Engineering was the principal industry with warehouses and shipping facilities also significant elements.
- 2.8 Old Trafford has a long and rich history of association with sports and recreation. The area was chosen by John Dalton to establish The Royal Horticultural and Botanical Gardens in 1829 and later staged exhibitions of art treasures in 1857 and 1887. The site subsequently became the White City Amusement Park in 1907, later a greyhound racing track. From the 19th century onwards, Old Trafford has been home to legendary sporting venues, stadiums, and teams, including Manchester United Football Club, Lancashire County Cricket Club and Old Trafford Bowling Club as well as a wide range of sporting pastimes such as athletics, basketball, polo, golf, tennis, curling, ice skating, roller skating, croquet, and bowls.
- 2.9 The following list sets out examples of what makes Trafford distinctive; however, it is not intended to be exhaustive.

#### Medieval Landscapes

- 2.10 Dunham, once the baronial seat of Hamo de Mascy in 1173, has the only surviving deer park in Greater Manchester. Remnants of deer parks remain at Warburton, Hale and Old Trafford. Evidence of these deer parks and medieval landscapes include:

- field boundaries
- inner ditches
- outer banks
- fishponds
- pillow mounds
- deer leaps
- moated landscapes



- 2.11 Altrincham, being the only medieval town in Trafford, has important historical evidence from this period including burgage plots and timber framed buildings.

## Agriculture in Trafford

2.12 Trafford, up until the late 19th century, was a predominantly agricultural landscape. Horticulture, including orchards, was also a defining land use in the borough and still evident today. As such any evidence relating to this agricultural landscape is important. Evidence for this includes:

- farmhouses
- barns
- stables
- farmyards
- bothys
- pig sties
- workers' cottages
- boundary treatment
- methods of enclosure
- orchards



## Modes of Transport

2.13 The building of canals such as the Bridgewater Canal in 1759-76, and especially the Manchester Ship Canal in 1887-94 were essential for establishing industry in Trafford. The construction of the Manchester South Junction and Altrincham Railway in the mid-19th century had a massive impact on the landscape and the population of Trafford. The railway stations became the foci of new 'villages' and the construction of villa-type houses. Heritage assets related to the canals and the railway include:

- canals
- locks
- lock-keepers' cottages
- docks
- wharfs
- aqueducts
- ferry crossings
- railway heritage
- railway stations
- warehouses
- rolling stock housing
- maintenance sheds
- signal boxes
- remnants of railway lines or platforms
- water towers



- offices or other associated buildings
- hotels
- public houses.

### Industrial Expansion

2.14 The building of the canals also led to industrialisation and the creation of industrial parks during the end of the 19th century and early 20<sup>th</sup> century, as industrialisation began to affect the landscape of Trafford. Features associated with the 19th-century and early 20<sup>th</sup> landscapes include:

- shipping facilities
- warehouses
- utilities
- workers' housing.
- public houses
- civic buildings
- ecclesiastical buildings
- education
- manufacturing



### Our Building Traditions

2.15 Most of the character of Trafford's main settlements comes from the suburban growth of the 19th and 20th centuries. The construction of the railways throughout the 19th century led to the emergence of suburbs; with the construction of villa-type houses centred around railway stations. Local building materials such as sandstone were quarried in the Trafford area and it was used for plinths for timber-framed and brick houses in the locality, as well as in the striking boundary walls within the Victorian and Edwardian villa suburbs across the Borough. Local building traditions give areas of the district a distinct visual character. Evidence of these local building traditions include:

- gauged or polychromatic brickwork
- terracotta or faience
- use of white Bowdon brick
- black and white Cheshire-revival detailing
- use of blue Welsh or Cumbrian slate
- sandstone, stone flag walls, chestnut paling or Cheshire railings



## Sporting pastimes

- 2.16 Old Trafford's association with sports and recreation can be evidenced by the gates at White City Retail Park, which are the remains of the Royal Horticultural and Botanical Gardens that were opened at the site in 1829. Old Trafford has been home to legendary sporting venues, stadiums and teams from 19th century, including Manchester United Football Club and Lancashire Country Cricket Club. Other sporting pastimes include athletics, basketball, polo, golf, tennis, curling, ice skating, roller skating, croquet, and bowls.

## Notable people and movements

- 2.17 The area has strong industrial and historical significance with many firsts and innovation taking place in the borough. Examples include the Antonelli Bros Ltd founding the International Wafer Company at Ayres Road, Old Trafford, in 1926, pioneering modern wafer and cone manufacturing before becoming the International Biscuit Co. Ltd in 1936. Trafford Park played a major role in both World Wars, notably producing Rolls-Royce Merlin engines for Spitfire and Lancaster aircraft. Ford Motor Company established an early assembly plant at Trafford Park in 1911 before relocating to Dagenham in 1931. Metropolitan Vickers also made history by establishing one of the UK's first radio stations in 1921 and becoming a founding member of the BBC in 1922. In 1947, Trafford General Hospital in Urmston became the UK's first NHS hospital.
- 2.18 Trafford has strong associations with nationally and internationally significant figures across politics, science, culture, and music. Notable individuals connected to the area include:
- Richard Pankhurst, a barrister and women's rights campaigner buried in Sale & Brooklands Cemetery
  - Edward Theophilus Nelson, pioneering barrister and local councillor
  - John Benjamin Dancer, pioneer of microphotography
  - J. P. Joule, scientist who lived and died in Sale
  - Sir Patrick Abercrombie, a leading figure in modern town planning, born in Ashton upon Mersey
  - Beryl May Dent mathematical physicist and programmer of early analogue and digital computers
  - Lilian Saatweber, pioneer of women's golf
  - L.S Lowry who was born in Old Trafford
  - Dodie Smith, the playwright and author
  - Andy Gibb who was born in Stretford
  - Members of The Stone Roses
  - John Alcock, aviation pioneer and co-pilot of the first non-stop transatlantic flight; and,

- John Rylands, entrepreneur, philanthropist industrialist and his wife Enriqueta Augustina Rylands who founded Rylands Library.

### **3. Planning Policy Context**

- 3.1 At a national level, the Government's National Planning Policy Framework (NPPF) defines a heritage asset as *"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*
- 3.2 The NPPF (paragraphs 202-203) advises that plans should set out *"a positive strategy for the conservation and enjoyment of the historic environment"*. Emphasis is placed on *"sustaining and enhancing the significance of heritage assets"* and recognising that heritage assets are an *"irreplaceable resource"* which should be conserved *"in a manner appropriate to their significance"*.
- 3.3 Significance of a heritage asset is defined by the NPPF as *"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic."*
- 3.4 This approach is also reflected in the consultation draft of the National Planning Policy Framework (NPPF) (December 2025). Plan-making policy HE1: Planning for the Historic Environment, paragraph (d), states that development plans, at the appropriate level, should be supported by a Local List to identify non-designated heritage assets that are important to the local community.
- 3.5 At a local level, policy Places for Everyone (PfE) Policy JP-P2 requires local authorities to *"positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm"*.
- 3.6 The Core Strategy in Strategic Objective, SO8 and Policy R1 seek to protect, enhance and value the borough's heritage to contribute to the attractiveness and distinctiveness of the borough and ensure that the borough's heritage assets are safeguarded for the future through the maintenance of the Historic Environment Record and the preparation of lists of local heritage assets.
- 3.7 The Historic Environment section of the Planning Practice Guidance gives further information on non-designated heritage assets (paragraphs: 039-041).

In particular it underlines the need for “decisions to identify them as non-designated heritage assets ... [to be] based on sound evidence” and for “all non-designated heritage assets [to be] clearly identified as such”; inclusion on a local heritage list is helpful (paragraph 040).

- 3.8 Non-designated heritage assets are locally identified buildings, monuments, sites, places, areas or landscapes that do not meet the criteria for designated heritage assets (e.g. as listed buildings) but are considered to hold sufficient heritage interest at a local level to merit consideration in planning decisions.
- 3.9 The text of the relevant Development Plan Policies is set out in Appendix One.

## **4. Local Lists**

### **What is a List of Local Heritage Assets**

- 4.1 Whilst Local Lists are mostly made up of buildings, they also encompass a wide variety of other structures and features of the historic environment that give local areas their distinctive character including buildings, monuments, structures, sites, places, landscapes, public art or street furniture.
- 4.2 Inclusion on a Local List is based on sound evidence and criteria. This delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefit of good planning for the area and of owners, developers and others wishing to fully understand local context.
- 4.3 The NPPF defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic”. These heritage values have informed the development of the draft selection criteria which have provided a sound basis for the List of Local Heritage Assets.

### **The Selection Panel**

- 4.4 The Local List Selection Panel (Selection Panel) take responsibility for the review and checking of nominee heritage assets. All nominee heritage assets taken to the Selection Panel will have been through an initial assessment against the Council’s adopted Selection Criteria (Appendix Two) and considered appropriate as a ‘Nominee for review’. The process for consideration against the Council’s adopted Selection Criteria is set out in Section 5 of this SPD.

- 4.5 The Local Heritage List Selection Panel comprises representatives from the following bodies and organisations:
- Greater Manchester Archaeological Advisory Service (GMAAS)
  - National Trust
  - The Victorian Society
  - Civic Societies
  - Officers from the Trafford Council's Heritage and Urban Design Team
- 4.6 The Selection Panel shall meet as necessary and typically not less than twice a year. If there are no assets to be discussed for inclusion or removal from the List, no meeting will be necessary.
- Meetings shall be held virtually unless otherwise agreed by the Panel.
  - Meetings shall be convened by the Council's Heritage and Urban Design Team, offering not less than seven days notice of a Panel meeting.
  - A minimum of three voting members of the panel shall be present at each meeting in order for a nominee heritage asset to be considered for inclusion or removal from the Local List. At least one member, shall be external to the Council.
  - Minutes of the Selection Panel shall be kept and recorded.

### **Background to Trafford's List of Local Heritage Assets**

- 4.7 In January 2021, Trafford Council was selected as a pilot area as part of the Greater Manchester Local Heritage List for the Local List Campaign funded by the Ministry of Housing, Communities & Local Government (MHCLG). The project was also supported by Historic England, the Greater Manchester Combined Authority (GMCA) and managed by the Greater Manchester Archaeological Advisory Service (GMAAS).
- 4.8 Nominations for a draft List of Local Heritage Assets were assessed and compiled following an extended public consultation period in 2021. The nominations were assessed and the lists compiled by GMAAS and the Selection Panel. Additional non-designated heritage assets identified during the course of planning decisions and pre-application discussions were also included within the draft Local List. The Local List was also updated to include all positive contributors identified within SPD5.
- 4.9 The draft Local List and the selection criteria used to identify nominees was consulted on between 20th October to 1st December 2025. During this consultation period a number of comments were received. These comments

recommended a number of assets for inclusion, removal and amendment. The detail of the consultation can be found within the accompanying Consultation Statement.

- 4.10 The Local List and selection criteria which supports this SPD have been updated to reflect the comments and nominations received during the latest period of consultation. The nominations for approval and removal have been fully assessed by the Selection Panel. In the same way as buildings are regularly added to the National Heritage List via 'spot' listing, the Local List cannot be considered to be definitive at any point in time. Further additions will be required as buildings with heritage significance are identified, either through the planning process or via future nominations from the community or interested parties. Further information on the consultation process and determination of assets to be included within the List of Local Heritage Assets can be found within the published Consultation Statement.

### **Selection Criteria**

- 4.11 The selection criteria (Appendix Two) take account of the range of heritage assets in Trafford, recognising that "local distinctiveness may lie as much in the commonplace or everyday as it does in the rare and spectacular" (Historic England Advice Note 7). The criteria provide a sound basis for identification and represent the varied historic environment in Trafford. Categories are broad to include non-designated heritage assets such as a building, monument, structure, site, place, landscape, public art or street furniture identified as having a degree of significance because of its heritage interest.
- 4.12 For a heritage asset to be considered for the Local List, it must not already be statutorily designated as a listed building, scheduled monument or registered park or garden. As part of the review of all 21 conservation areas in the borough between 2014-2017, positive contributors were identified within the accompanying conservation area appraisals and management plans (SPD 5). The Local List allows a consistent approach to be taken and positive contributors in conservation areas have been added to the Local List as non-designated heritage assets. Where potential non-designated heritage assets in conservation areas have been missed or identified as a part of a planning application, they will be assessed against the selection criteria. These will be added periodically to the adopted List. Omission of any specific building, structure, site, landscape, space, feature or aspect from the List should not be taken to imply that it does not hold significance and should not be identified as a non-designated heritage asset. Non-designated heritage assets within conservation areas also benefit from the general control over demolition and development in conservation areas afforded by the Town and Country Planning Act 1990 and Planning (Conservation Areas and Listed Buildings) Act 1990.

- 4.13 The description provided for each entry on the Local List is principally to aid identification and is not intended to provide a comprehensive or exclusive record of all the features of significance. The amount of information varies greatly and absence of any feature external or internal does not, therefore, indicate that it is not of interest. Any evidence relating to a heritage asset, which may present itself since the time of survey will also be taken into account during the course of a planning application.
- 4.14 Two or more criterion must be met for a building, monument, structure, site, place, landscape, public art or street furniture to be identified as a non-designated heritage asset and be considered for inclusion on the List of Local Heritage Assets. Selection Criteria have been developed and includes the following nine criteria:
- The Age of the Heritage Asset
  - Historic Interest
  - Architectural and Aesthetic Interest
  - Social or communal value
  - Local Landmark Status
  - Group Value
  - Rarity; and,
  - Archaeological interest
  - Positive contributors

## **5. Adding and Removing Entries to and from the Local List**

- 5.1 The Local List does not form part of the adopted SPD and is an independent document. This allows the Council to amend the lists and ensure that they are up to date.

### **Process for adding entries to the Local List**

- 5.2 Non-designated heritage assets can be identified in a number of ways, including:
- Local heritage lists
  - Local and Neighbourhood Plans
  - Historic environment assessments
  - Conservation area appraisals and reviews
  - Decision-making on planning applications
  - Historic Environment Record (HER) held by GMAAS
  - Nomination by the public

- 5.3 If you would like to make a nomination for the Local List please carefully consider the asset against the criteria set out within this document. You will need to complete the nomination form as included in Appendix Three.
- 5.4 The process of identifying non-designated heritage assets involves assessing and describing a heritage asset against the Council's adopted Selection Criteria (Appendix Two). The objective is to apply this process in a robust and consistent manner across the whole borough, identifying only those assets that are of sufficient heritage significance or local interest.
- 5.5 The procedure will be administered by the Council's Heritage and Urban Design Team.
- 5.6 To be considered for inclusion onto the Local List, assets must meet two of the criterion within the Council's adopted Selection Criteria and quality thresholds where relevant (Appendix Two). This excludes buildings already identified as positive contributors in conservation areas.
- 5.7 Assets will be evaluated against the following assessment procedure:

**Stage One: Initial Assessment** – A preliminary evaluation of the information submitted, to see if the asset is likely to meet at least two selection criterion sufficiently to warrant further consideration. If an asset is not considered to meet a minimum of two selection criterion, re-assessment will only take place if further information about the asset comes to light that reveals more about its heritage significance. Assets which are identified through the planning process, and which meet the selection criteria, will be considered as non-designated heritage assets for the purposes of the planning application.

**Stage Two: Further Investigation** - Further research and evaluation, including a site visit, where appropriate, culminating in the production of a draft report. Where nominees are considered suitable for inclusion on the Local List, a draft report will be prepared. The report will include: nominee address and location plan; photographs; the known or believed date of construction; the present use (if relevant); a description of the asset; and the criterion under which it qualifies.

**Stage Three: Selection Panel Assessment** – The report will be taken to a Selection Panel for their assessment. The Selection Panel will either recommend that the nominee is considered for addition to the Local List; that the nominee is not considered further; or that recommendation is deferred pending further evaluation.

**Stage Four: Final Decision** – Where the Selection Panel recommends addition to the Local List, this will be reported to the Council's Executive Member for Economy and Regeneration and Executive Member for Leisure, Arts, Culture and Heritage for a joint decision. Each decision will be recorded.

**Stage Five: Local List Update** – If the nominee is agreed for inclusion on the Local List, it will be assigned an HER number and the Local List updated accordingly. Once a decision has been made by the Council to include an asset on the Local List, the owner (where known), will be notified in writing with an explanation of what this means and how it affects them.

- 5.8 Owners will have the opportunity to challenge the decision to include or remove their asset from the List. Any appeal should be made in writing within 21 days of notification and must be supported by evidence to demonstrate that the asset does not (or does) meet the selection criteria.

#### **Process for removing entries from the Local List**

- 5.9 Requests to remove assets from the Local List must be supported by evidence to demonstrate that the asset does not meet the selection criteria and no longer merits inclusion on the Local List.
- 5.10 Where removal of an asset is recommended, a report will be presented to the Selection Panel, justifying the assets the removal from the Local List.
- 5.11 Where the Selection Panel recommends the removal of an asset from the Local List, this will be reported to the Council's Executive Member for Economy and Regeneration and Executive Member for Leisure, Arts, Culture and Heritage for a joint decision. Each decision will be recorded.
- 5.12 Where the Selection Panel recommends removal from the Local List, the list will be amended accordingly, and the owner (where known) will be notified of the assets removal from the list.

#### **Review and monitoring of the Local List**

- 5.13 The Local List will be reviewed and updated periodically. This will allow for the removal and addition of assets as and when necessary. As noted in paragraph 4.6 the Selection Panel will typically not meet less than twice a year to review proposed nominations / removals from the List. If there are no assets to be discussed for inclusion or removal from the List, no meeting will be necessary.

## **6. Viewing the Local List**

- 6.1 The Local List has been divided into 16 documents, each covering a different geographical area of Trafford. The Lists comprise of the following;

- Altrincham
- Ashton upon Mersey
- Bowdon
- Broadheath and Oldfield Brow
- Carrington and Partington
- Davyhulme
- Dunham Town
- Dunham Woodhouses
- Hale, Hale Barns and Ashley Heath
- Old Trafford and Empress
- Sale
- Stretford
- Timperley
- Trafford Park
- Urmston and Flixton
- Warburton

6.2 The Local List will be published on the Council's website.

6.3 Each Local List entry includes the address and a written description setting out how the asset meets at least two of the selection criteria identified in Appendix Two. Each description is accompanied by either a photograph, an aerial image, or a map of the heritage asset.

## **7. Guidance on Works to Non-Designated Heritage Assets**

7.1 The inclusion of an asset on a List of Local Heritage Assets is a 'non-statutory' designation. There are no additional planning controls and the inclusion of an asset on a Local List does not affect permitted development rights.

7.2 Development proposals affecting positive contributors within conservation areas must accord primarily with the policies set out within SPD 5 and the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.3 The List of Local Heritage Assets is not intended to prevent development. It seeks to encourage the re-use of existing buildings, structures and sites which contribute to the local distinctiveness and character of an area and ensure that new development is sensitive to their setting.

7.4 The List of Local Heritage Assets will provide clarity for owners, the local community, developers and officers, so that they are aware of the interest of a heritage asset as early as possible. Identification on the Local List will also highlight that development proposals affecting heritage assets and their

settings will need to be supported by a Heritage Impact Assessment. The Local List will require the integration of heritage considerations, early in the design process to minimise harm and identify enhancement opportunities.

- 7.5 Where planning permission for work is required, the special heritage interest (significance) of the non-designated heritage asset, including its setting, will be a 'material consideration' in determining the planning application.
- 7.6 Planning applications that potentially affect a non-designated heritage asset, will need to be accompanied by a written Heritage Statement. This should be proportionate to the work proposed and the significance of the affected heritage asset. It should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on its significance. For further details see the Council's Validation Checklist.
- 7.7 Where work to a non-designated heritage asset is proposed, owners/developers are encouraged to engage with Council and seek pre-application advice.
- 7.8 Proposals should seek to protect, maintain and enhance the significance, character, and appearance of non-designated heritage assets.

### **Demolition**

- 7.9 Non-designated heritage assets should not be demolished, partially demolished or substantially altered in any way that dilutes their significance. Where harm is proposed to the significance of the non-designated heritage asset, a balanced judgment will be required, having regard to national planning policy.

### **Works to the fabric of the building**

- 7.10 Proposals should ensure that adaptations are sensitive to the historic character and appearance of the non-designated heritage asset and balance the need for new facilities with the retention of historic features, detailing and decorative materials or any other features which contribute to the asset's significance.
- 7.11 A repair rather than replace approach should be adopted when undertaking work to a non-designated heritage assets. Established architectural detailing, materials and features should be retained and not replaced. Where replacement is necessary due to its poor condition, the replacement of fabric should be like-for-like and use the appropriate traditional technique where possible. All replacement features to the front of properties should conform to the original or historic design of the property. The construction of traditional

buildings is different to that of modern construction and as such fabric repairs should adopt traditional materials and methods where possible to ensure the sustainability of the asset.

- 7.12 Where original timber doors and windows survive these should be retained. If refurbishment is required, this should be done in a like-for-like manner and replacing the minimum fabric necessary to make the repair. If thermal upgrading is required, secondary glazing with a frame that follows the glazing bars of the external window should be used. Replacement doors and windows should not detract from the established character of the building.

### **New Development**

- 7.13 Any new development should be of high quality and should take inspiration from the established architectural style of the non-designated heritage asset. Appropriate features, materials and detailing are to be integrated into the design. Modern design is not prohibited but should be sympathetic to its historic context; have regard to appropriate siting; be of a high standard; of an appropriate scale and proportions; and use appropriate, high-quality materials and take account of SPD 7 Trafford Design Code.
- 7.14 Ducting, ventilation, satellite dishes, solar panels and other functional features should be sited to be unobtrusive, where possible, to protect the visual amenity of the non-designated heritage asset.

### **Boundary Treatments and Landscape**

- 7.15 Historic boundary treatments should be retained. Where replacement boundary treatments are required, they should seek to replace the historic boundary treatment and complement the non-designated heritage asset. Supplementary planting such as hedges above these walls is to be encouraged, whilst close boarded fencing is discouraged within the setting of the non-designated heritage assets.
- 7.16 Surviving historic stone setts, paving, street furniture and kerbstones should be preserved and kept in good condition. Reinstatement and repair is also encouraged where funding permits.

### **Shop Fronts**

- 7.17 There should be a presumption in favour of preserving traditional and historic fascias, whether this is through repairs, replacement or reinstatement. Traditional fascias consist of painted timber with painted, metal or timber lettering.

- 7.18 Where new fascias have already been increased beyond the original fascia and are considered to be disproportionate, a reduction in their size will be sought.
- 7.19 Suitable shop fronts include those traditional design features such as stall risers and traditionally glazed window displays. Replacement shop fronts should make use of any traditional features. Consideration should be given to the sensitive siting of security features to complement the non-designated heritage asset.

### **Advertisements**

- 7.20 Advertisements on non-designated heritage assets should require careful consideration to ensure they do not detract from the building or shop frontage. Signage should be of a scale and style appropriate to the building and use appropriate materials, colours and illumination. Existing inappropriate signage should not be used as a precedent.
- 7.21 Illuminated signage may be acceptable in certain circumstances, for example in creating attractive and vibrant street scenes during the evening. Internally illuminated fascia boxes are strongly discouraged. The preferred option is for external lighting which could include discrete lighting behind individual letters.

### **Further Guidance**

- 7.22 For further advice please also see SPD 4: A Guide for Designing Housing Extensions and Alterations, SPD 5: Conservation Areas and SPD 7: Trafford Design Code.

## Appendices

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## **PLACES FOR EVERYONE (ADOPTED 2024)**

### **Policy JP-P1 Sustainable Places**

We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:

1. Distinctive, with a clear identity that:
  - A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;
  - B. Enables a clear understanding of how the place has developed; and
  - C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used
2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design
3. Socially inclusive:
  - A. Responding to the needs of all parts of society;
  - B. Enabling everyone to participate equally and independently;
  - C. Providing opportunities for social contact and support; and
  - D. Promoting a sense of community
4. Resilient, capable of dealing with major environmental events
5. Adaptable, able to respond easily to varied and changing needs and technologies
6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained
7. Resource-efficient with:
  - A. A low carbon footprint;
  - B. Efficient use of land;
  - C. Minimised use of new materials;
  - D. High levels of recycling
8. Safe, including by designing out crime and terrorism, reducing opportunities for anti-social behaviour and by ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster

## Appendix 1

9. Supported by critical infrastructure, such as energy, water and drainage and green spaces
10. Functional and convenient, enabling people and uses to act efficiently with minimal effort, and responding to needs relating to servicing, recycling facilities, refuse collection and storage
11. Incorporating inclusive design within all spaces with support for tackling inequality and poverty to form part of creating sustainable places
12. Legible, being easy to understand and navigate, with the protection and enhancement of key views and new development well-integrated into the place
13. Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest
14. Well-connected to other places, particularly by public transport and digital infrastructure enabling everyone to take advantage of the employment, cultural and leisure opportunities across Greater Manchester and beyond
15. Comfortable and inviting, with indoor and outdoor environments:
  - A. Offering a high level of amenity that minimises exposure to pollution; and
  - B. Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter
16. Incorporating high quality and well managed green infrastructure and quality public realm, with:
  - A. Opportunities for recreation and outdoor play for children, and interaction between the generations;
  - B. Public and private spaces clearly distinguished;
  - C. Development clearly defining, and promoting activity within, public spaces;
  - D. High quality landscaping with schemes
17. Well-served by local shops, services and amenities, including education and health facilities

## **Heritage**

### **Policy JP-P2: Heritage**

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

## Appendix 1

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic

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environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

## Appendix 1

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.

### **TRAFFORD CORE STRATEGY (ADOPTED 2012)**

#### **Strategic Objective 8:**

**Protect the historic built environment** - protect, enhance and value the borough's heritage to contribute to the attractiveness and distinctiveness of the borough.

#### **POLICY R1: HISTORIC ENVIRONMENT**

R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.

R1.2 R1.2 is replaced by PfE Policy JP-P2: Heritage

##### **Conservation Areas**

R1.3 Trafford's Conservation Areas will be identified within the Land Allocations' DPD. Within these areas the Council will: • Carry out, and update where necessary, Conservation Area Appraisals, to inform the production of new and revised Supplementary Planning Documents;

- Develop Management Plans for existing Conservation Areas
- Determine applications for demolition, taking account of the contribution made by the building or structure to the character, appearance or special architectural interest of the area as a whole, including the merits of any proposed (re)development. Where development is to follow demolition, it will be a requirement that detailed planning permission for the proposed redevelopment shall be obtained and the implementation of that proposal is secured before the existing building or structure is demolished; and
- Require developers to demonstrate how the proposed development will preserve or enhance the Conservation Area, and its wider setting in the light of relevant Supplementary Planning Documents and area specific guidance notes.

R1.4 As appropriate, the Council will designate additional areas of the Borough for Conservation Area status through the Land Allocations DPD.

## Heritage Assets

R1.5 In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford's historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate.

R1.6 Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:

- Listed buildings
- Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest
- Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk
- Sites included on the English Heritage Register of Parks and Gardens of Special Historic Interest
- Scheduled Monuments
- Sites of archaeological significance
- Other sites of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and
- The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other important skylines, identified through the Conservation Appraisals.

R1.7 The Council will encourage development proposals that, where appropriate, seek to re-use or modify an identified heritage asset by improving its environmental performance to mitigate and adapt to the effects of climate change.

R1.8 R1.8 is replaced by PfE Policy JP-P2: Heritage

R1.9 The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site-by-site basis but will need to be provided to the satisfaction of LPA.

## **NATIONAL PLANNING POLICY FRAMEWORK (REVISED FEBRUARY 2025)**

The Government's National Planning Policy Framework (NPPF) defines a heritage asset as "A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."

The NPPF (paragraphs 202-203) advises that plans should set out "a positive strategy for the conservation and enjoyment of the historic environment". Emphasis is placed on "sustaining and enhancing the significance of heritage assets" and recognising that heritage assets are an "irreplaceable resource" which should be conserved "in a manner appropriate to their significance".

This approach is also reflected in the consultation draft of the National Planning Policy Framework (NPPF) (December 2025). Plan-making policy HE1: Planning for the Historic Environment, paragraph (d), states that development plans, at the appropriate level, should be supported by a Local List to identify non-designated heritage assets that are important to the local community.

The Historic Environment section of the Planning Practice Guidance gives further information on non-designated heritage assets (paragraphs: 039-041). In particular it underlines the need for 'decisions to identify them as non-designated heritage assets ... [to be] based on sound evidence' and for 'all non-designated heritage assets [to be] clearly identified as such'; inclusion on a local heritage list is helpful (paragraph 040).

A local list does not offer any statutory protection and no additional planning controls. However, entry of a building or site on a list means that its conservation as a heritage asset is an objective of the National Planning Policy Framework (NPPF) and a material consideration when determining the outcome of a planning application. The Local List will support existing planning policies and guidance; adding weight to the consideration of the significance of non-designated heritage assets in development proposals; consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality; ensure the use of good quality materials and facilitate innovative design. Paragraph 216 of the NPPF states that such assets can merit consideration in planning matters, with the authority taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

## **Appendix 2: Selection Criteria for Trafford's List of Local Heritage Assets**

With the exception of positive contributors, two or more criterion must be met for a building, monument, structure, site, place, landscape, public art or street furniture to be identified as a non-designated heritage asset and be considered for inclusion on the List of Local Heritage Assets. Prompts are provided below each criterion to aid identification.

### **1. The Age of the Heritage Asset**

Local heritage assets of all ages will be considered. Guidance is given below on how the age of the asset affects the assessment for nomination.

- **Pre1849**- Assets should be considered for the list if they pre-date 1849 (the arrival of the Manchester South Junction and Altrincham Railway), retain a good level of historic fabric and the original layout and form of the asset are still visible. Alterations and additions to a building will not be seen as harmful if they show how the building has changed over time and positively contribute to the character of an asset or are superficial and easily reversible.
- **1849-1945** – Assets will be selected where they retain a significant proportion of historic fabric and the form and appearance is still discernible. Assets must either provide evidence of the establishment or expansion of settlements in the borough; traditional construction techniques; distinctive local characteristics; represent innovation; national or local building trends; architectural design or aesthetic value; reflect historic or communal associations or contribute to the wide character of an area. Alterations and additions to a building will not be seen as harmful if they show how the building has changed over time, positively contribute to the character of an asset or are superficial and easily reversible.
- **1945 and over**- for Assets within this category there will be a degree of selectivity where large numbers remain in an area and they must retain a substantial amount of historic fabric Assets will have to be either good examples of architectural design; display distinctive local characteristics; represent innovation; reflect national or local trends; contribute to aesthetic value; reflect important historic or communal associations or contribute to the wide character of an area.

### **2. Historic Interest**

An asset has historic interest if it is connected with the social, economic and cultural growth of Trafford, at a local, regional or national level. Assets must have a well-authenticated historic association. It may be a specific type of building or design that is typical in the borough or regionally and gives the area a distinctive character. The asset may represent an industry that shaped the local landscape in Trafford or is a historic structure that reflects a way of life. The asset may be associated with a local historic event; a local influential person/group/ movement who were responsible for

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social change in the district or played a significant role in local, regional or national history.

This can include (but is not limited to) the birthplace of a notable figure, the meeting place of a notable group or the site of a significant event. Assets can include schools, places of worship, leisure and entertainment sites, buildings, and sites associated with the LGBTQ+ community, commercial and public buildings, institutions, buildings associated with societies and social movements and sites that reflect the contribution made to an area through immigration and migrant communities.

### **3. Architectural and Aesthetic Interest**

Architectural interest relates to buildings and structures of a design, decoration and craftsmanship that contributes positively to their environment and offer a composition that affords value in its proportions, form, materials, decoration, craftsmanship or construction. These assets make a positive contribution to their surroundings. These assets must be good examples of a distinctive architectural style or fashion; or that demonstrates high quality design, including form, proportions, materials, attention to detail and articulation.

Some of these assets may have been designed by a famous or local architect including Edgar Wood, Henry Goldsmith, Charles Heathcote and John Douglas or a builder who has sought to imitate their work creating attractive buildings and places. The asset may look like it was 'designed' or retain sufficient elements of historic architectural style.

Aesthetic value relates to the visual appeal of a place and does not have to be architect designed. It can be the result of conscious design (such an example of attractive architecture), artistic endeavour or technical innovation. It can be the outcome of the way in which a building, place or landscape has evolved and been used over time creating fortuitous aesthetic. It can be the value deriving from the ways in which people draw sensory and intellectual stimulation from a place. The asset may have changed from its original form yet is visually attractive, retains a good amount of historic fabric and makes a positive contribution to its surroundings.

Aesthetic appeal does not only relate to a single asset, but can also be a group of assets that may create a street, place or landscape. For example, the buildings of a planned garden suburb may not be anything unique when taken individually - but experienced together, along with identical boundary walls, street furniture and landscape, the overall effect has a good level of aesthetic value.

### **4. Social or Communal Value**

Social and communal value is reflected in assets that are of value to a particular community, residential group, social movement, commercial group, historical group, religious group or interest group. This value must be a well-authenticated association. As well as standing structures this may include plaques, monuments and historic landscapes. This may be a special place that historically groups gathered, or an asset or landscape that plays an important role in the history of that

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group. Value can also derive from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

### **5. Local Landmark Status**

An asset can have local landmark status if it has strong communal or historical associations and is a focus point within the local community. It may also be a landmark if it has striking aesthetic value and stands out within the local street scene or from further afield. This may include a building or structure that is characteristic of the heritage of the borough, or an item of street furniture or public art that contributes to the local scene.

The asset may 'stand out' from other buildings around it and act as a visual landmark or focal point. It may also be a place or use that is well known and well used by the local community. It may also mark a particular location, junction or is useful in way finding.

### **6. Group Value**

Group value occurs when a group of assets may not be exceptional, but together form a townscape or landscape that tells us about the historic economic, industrial or social development of an area.

This may include examples of urban planning such as squares, terraces and model villages. The assets do not need to be identical or of the same type yet together comprise of a common theme important to the growth of the area or town. Group value can be found in areas with mills and associated workers' terraces, schools and churches for example. The assets may be historically linked to each other or built at the same time as a planned group. The assets may also have group value when viewed or experienced together, have similar architectural details and/or building materials or the overall effect has a good level of aesthetic value.

### **7. Rarity**

Assets can be considered rare if they exhibit an unusual design, innovation, an early example of new technology or unusual use of building materials. The asset may be a particularly good example of a locally dominant building type (an asset that might be commonplace in your local district, but considered rare in other areas of Greater Manchester). Or it may be the only surviving example of a type of a particular building for example.

### **8. Archaeological Interest**

Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

An asset has archaeological interest if it is known to hold, or could potentially hold, historic fabric relating to an earlier phase of the building / structure or evidence of past human activity worthy of further investigation. Phases of alteration to a building,

## Appendix 2

such as areas of concealed early timber framing within a building that was later re-fronted with stone or brick for example.

Areas of archaeological remains or excavations that have been investigated by archaeological bodies and interpreted but have not been recognised as Scheduled Monuments should also be considered as no designated heritage assets and inclusion on the List of Local Heritage Assets. However, areas of archaeological potential that have not been investigated will not be included.

### **9. Positive Contributors**

The term positive contributor identifies a non-designated heritage asset which makes a positive contribution to a Conservation Area. These buildings, structures and sites are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest and entered onto the List of Local Heritage Assets.

A single building, group or landmark can be classed as a positive contributor. Identification within a conservation area appraisal focuses primarily on a building or structure and does not necessarily take in account the positive contribution made also by landscaping, spaciousness and other historic structures within the curtilage or setting of positive contributors. These characteristics amongst others must also be taken into account during the decision-making process.

Where a building, structure or site is not identified in a conservation area appraisal as a positive contributor, this does not necessarily mean the building detracts from the character or appearance of the Conservation Area. Further enhancement may be required or investigation into the potential significance of the building, structure or site. These heritage assets have been assessed with reference to Historic England criteria set out in their document Understanding Place: Conservation Area Designation, Appraisal and Management.



Appendix 3

<p><b>Significance</b> - Please provide an explanation of how the heritage asset meets at least two of the following criteria. It is important to remember that significance can be informed by available written records, for example the Historic Environment Record or records in published books, texts or articles.</p>	
<b>Pre-1849</b>	
<b>1849-1945</b>	
<b>1945+</b>	
<b>Historic Interest</b>	
<b>Architectural and Aesthetic Interest</b>	
<b>Social or Communal Value</b>	
<b>Local Landmark Status</b>	
<b>Group Value</b>	
<b>Rarity</b>	
<b>Archaeological Interest</b>	
<b>Positive Contributor</b>	

Appendix 3

<b>Details of nominator</b>	
<b>Name</b>	
<b>Address</b>	
<b>Email</b>	
<b>Preferred means of contact</b>	

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